

SUBDIVISION REVIEW SHEET

C8

CASE NO: C8-2012-0057.0A

ZAP DATE: January 7, 2014

SUBDIVISION NAME: RESUBDIVISION OF THE AMENDED PLAT OF LOT 5, BLOCK 12,
SHOALMONT ADDITION

AREA: 0.454 Acres

LOTS: (1)

APPLICANT: Jules Caplan

AGENT: Perales Engineering LLC
(Jerry Perales)

ADDRESS OF SUBDIVISION: 5111 Woodview Ave.

GRIDS: MJ27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision. The applicant proposes to resubdivide one lot into two lots for single-family use. Both proposed lots will take access to Woodview Ave. The applicant proposes a flag lot configuration. This application does not require a variance because it was submitted prior to the effective date of the newly adopted flag lot regulations. The City of Austin will provide water service and wastewater service as well as electric service. The applicant will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the application. The plat does not meet all applicable State and City of Austin LDC requirements.

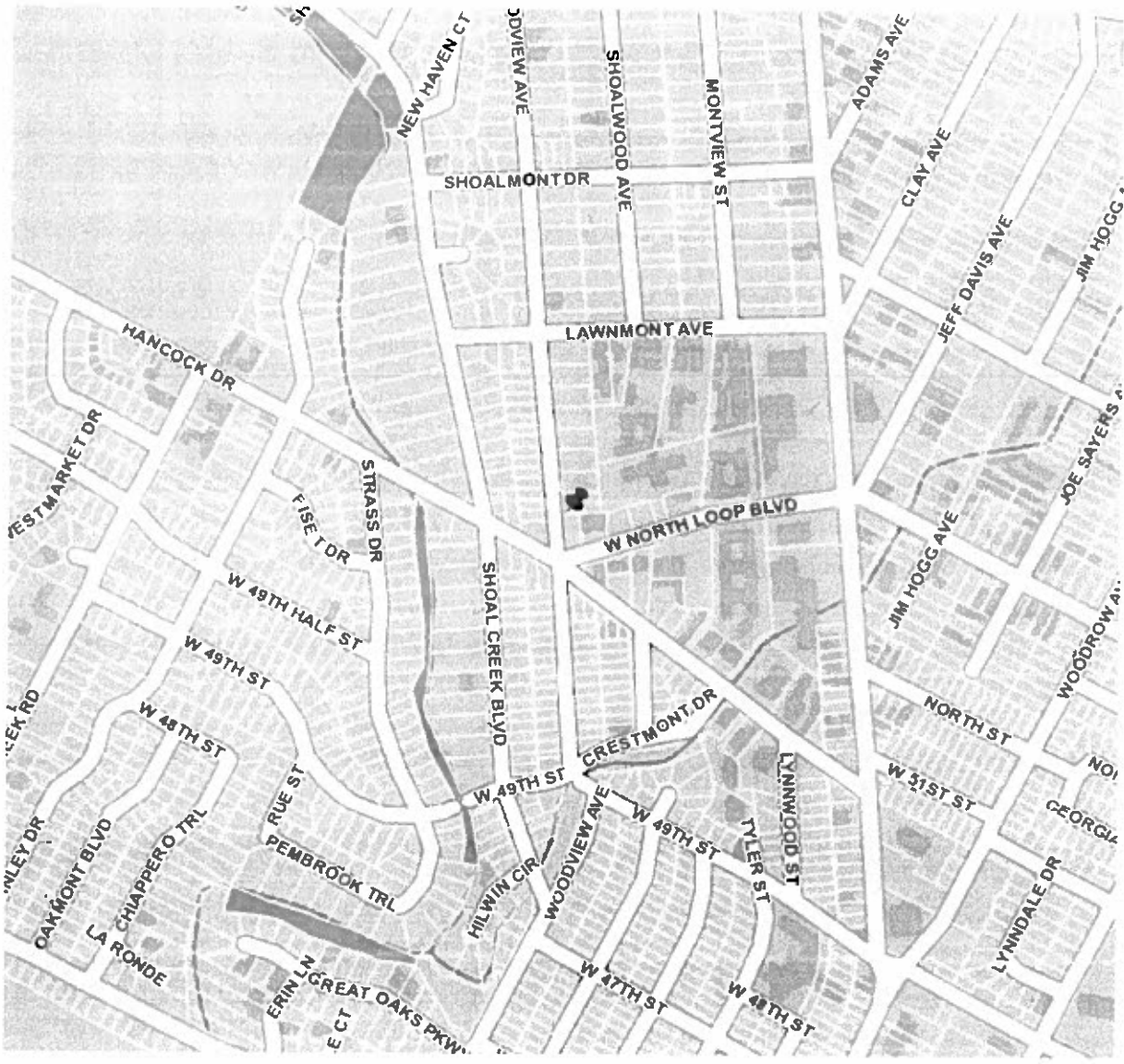
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

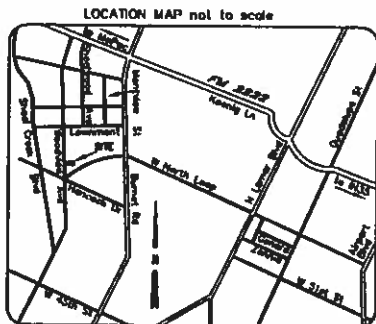
C8/2

Location: 5111 Woodview Ave. Austin, Texas 78756

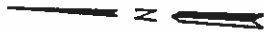
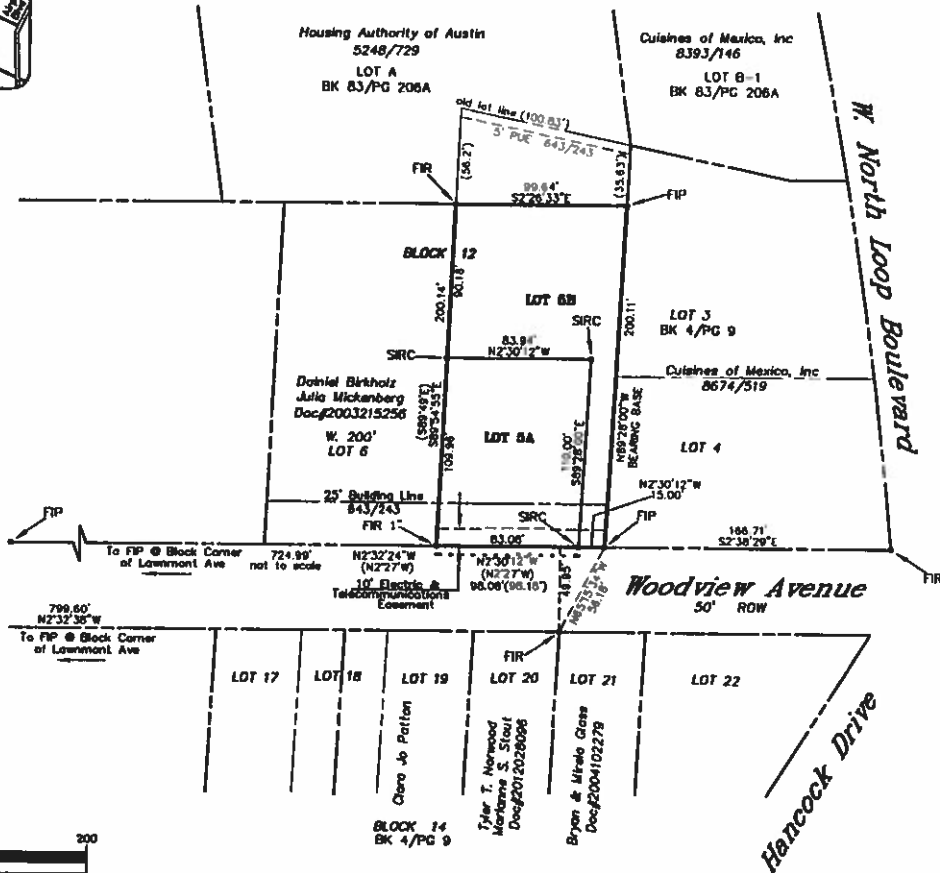


A RESUBDIVISION OF LOT 5, BLOCK 12, RESUBDIVISION OF SHOALMONT ADDITION

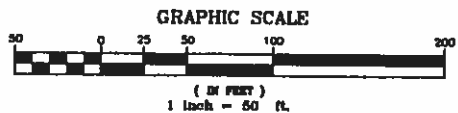
C8/3



LOT 5A-- 0.2108 ACRES/9,174 SQUARE FEET
 LOT 5B-- 0.2430 ACRES/10,587 SQUARE FEET
 TOTAL 0.4537 ACRES/19,761 SQUARE FEET



LEGEND
 FOUND 1/2" IRON PIPE FIP
 FOUND 1/2" IRON ROD FIR
 SET 1/2" IRON ROD W/CAP SIRC
 CAP LABELED "WATERLOO RPLS 4324" (RECORD CALL)
 PUBLIC UTILITY EASEMENT PUE
 BUILDING SETBACK LINE SBL
 SIDEWALKS MUST BE BUILT - - - - -



SURVEYORS CERTIFICATION

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND ON APRIL 17, 2012.

THOMAS P. DIXON R.P.L.S. #4324
 WATERLOO SURVEYORS, INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716
 PH- 512-481-9602
 FAX- 512-330-1611
 thomas@waterloosurveyors.com

DATE _____


PROJECT DATA

OWNER: JULES CAPLAN
 3907 PEBBLE PATH
 AUSTIN, TEXAS 78731-1401

LEGAL DESCRIPTION: 0.4537 ACRE OF LAND, MORE OR LESS, BEING THE WEST 200 FEET OF LOT 5, BLOCK 12, RESUBDIVISION OF SHOALMONT ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

2 LOTS/ONE BLOCK FOR SINGLE FAMILY DWELLINGS

PREPARATION DATE: APRIL 20, 2012

 WATERLOO SURVEYORS INC.
 PO BOX 160176
 AUSTIN, TEXAS 78716-0716
 Phone: 512-481-9602
 www.waterloosurveyors.com

J13181P

CASE # C8-2012-XXXX.OA

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2012-0057.0A

Contact: Don Peryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Jan 7, 2014

Sherrie Kratz Bevis

Your Name (please print)

5107 Shoal Creek Blvd

Your address(es) affected by this application

Shanie K Boris

Signature

Date

Daytime Telephone: 512-4152-9796

Comments: The proposed change will bring to much density to our neighborhood. A land use was laid out with big lots, Big lots create an open airy almost country like feel. 08-2012-0057.0A does NOT want to comply with our laws, sorry the lot size stipulation is not an accident it was chosen for the wide open feel sorry

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. /4th Fl

Don Peryman

P. O. Box 1088

Austin, TX 78767-8810

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 Contact: Don Perryman, 512-974-2786
 Cindy Castilas, 512-974-3437
 Public Hearing: Zoning and Platting Commission, Jan 7, 2014

John H Bevis TR
 Your Name (please print) I am in favor
 I object

Your address(es) affected by this application

5107 Shaal Creek Blvd
 John H Bevis
 Signature
 12-18-2013
 Date

Daytime Telephone: 512-452-9796

Comments: I am opposed to granting a variance. My neighborhood character and value is partly due to large lots. Dividing C8-20120057 into 2 lots will change the character and put more cars on our street. Allendale was designed to be open & spacious NORA downtown maximum bldg sizes on every lot. Please vote NO on this request.
 John Bevis lived here 33 years -

If you use this form to comment, it may be returned to:
 City of Austin - Planning & Development Review Dept. /4th Fl
 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810